

# FAREHAM

BOROUGH COUNCIL

## AGENDA

### HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL

**Date:** Thursday, 14 March 2013

**Time:** 6:00 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor Mrs M E Ellerton (Chairman)

Councillor T G Knight (Vice-Chairman)

Councillors Miss S M Bell

P J Davies

N R Gregory

D L Steadman

Mrs K K Trott

**Deputies:** G Fazackarley

D C S Swanbrow



**1. Apologies for Absence**

**2. Minutes (Pages 1 - 4)**

To confirm as a correct record the minutes of the Health and Housing Policy Development and Review Panel meeting held on 17 January 2013.

**3. Chairman's Announcements**

**4. Declarations of Interest and Disclosures of Advice or Directions**

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Review of the Work Programme (Pages 5 - 24)**

To consider a report by the Director of Community, which invites the Panel to assess the overall progress of the Work Programme for the current year and finalise a draft work programme for 2013/14.

**7. Review of Temporary Accommodation (Pages 25 - 28)**

To consider a report by the Director of Community on the changes to benefit entitlement introduced by the Welfare Reform Act are expected to result in an increase in the number of households seeking assistance from the Council's Housing Options Team.

**8. Rough Sleeping**

To receive a presentation from the Head of Strategic Housing outlining the policy, procedure and services available to single homeless people.

**9. Review of Incentive Payments to Residents of Under-Occupied Properties (Pages 29 - 32)**

To consider a report by the Director of Community about proposed changes to the qualifying criteria in regard to incentive payments offered to tenants who are under-occupying their home.

**10. Tenancy Agreement (Pages 33 - 36)**

To consider a report by the Director of Community proposing the setting up of a Member & Officer Working Group to review and update the Tenancy Agreement for Council Housing.

**11. Annual Home Energy Conservation Act Report (Pages 37 - 60)**

To consider a report by the Director of Community setting out the Council's plan and

progress in promoting investment in home energy conservation measures.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
6 March 2013

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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Health and Housing Policy Development and Review Panel

(to be confirmed at the next meeting)

**Date:** Thursday, 17 January 2013

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Mrs M E Ellerton (Chairman)

T G Knight (Vice-Chairman)

**Councillors:** Miss S M Bell, N R Gregory, D C S Swanbrow (deputising for P J Davies), D L Steadman and Mrs K K Trott

**Also Present:** Councillor B Bayford, Executive Member for Housing (Minute 6)



**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Davies.

**2. MINUTES**

It was AGREED that the minutes of the meeting of the Housing Policy Development and Review Panel held on 15 November 2012 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

In accordance with the Standing Orders and the Council's Code of Conduct, Councillor Miss Bell declared a pecuniary interest for minute 6 – Fareham's Approach to Health and Wellbeing as she works within the Health Care Industry. The Council's Monitoring Officer has subsequently spoken to Councillor Bell and because of the general nature of the item and discussion it would not have affected the material interests of the Member and as such it is considered that the interest was neither a pecuniary or a Disclosable Pecuniary Interest (DPI).

**5. DEPUTATIONS**

There were no deputations made at this meeting.

**6. FAREHAM'S APPROACH TO HEALTH AND WELLBEING**

At the agreement of the Panel the Chairman took this item early to allow Councillor Bayford to participate in the discussions, as he had another commitment to attend.

The Panel considered a report by the Director of Community on the Government's Health Service and the role of the Panel in maintaining an overview of local health issues and priorities.

At the invitation of the Chairman, Councillor Bayford addressed the Panel on this issue, to explain his role as Fareham Borough Council's representative on the Fareham and Gosport Clinical Commissioning Group (F&GCCG). He informed the Panel that he had been contacted by the Clinical Commissioning Group who had issued a consultation paper outlining their priorities for the area and requesting a response by 22 January 2013. Councillor Bayford explained that he had compiled a list of what he believed were the main issues that needed to be addressed and asked the Panel for their comments on them.

The list of priorities were:

(1) GP Out of Hours Service

- (2) Emergency admissions for children with lower respiratory tract infections
- (3) GP services to Frail Elderly (unable to attend the surgery)
- (4) Provision of local Maternity Services
- (5) Provision of local services for Mental Health and Learning Disabilities

The Panel discussed the topics at length and agreed that all the points that Councillor Bayford raised were important issues. It was also agreed amongst the Panel that the most important of all of the services mentioned was the GP out of hours service, as this was a service that could affect a large majority of people and would have an impact on the other priorities listed.

It was AGREED that the Panel,

- (i) noted the Government's reforms to the National Health Service;
- (ii) noted how Fareham Borough Council's services impact on the health and wellbeing of residents and visitors;
- (iii) noted that the remit of the Panel has now extended to include maintaining an overview of local health issues and priorities;
- (iv) noted how the Council is represented on the various Health bodies;
- (v) noted how the Panel can make representations to the Hampshire Health & Wellbeing Board and the Fareham & Gosport Clinical Commissioning Group about local health issues and priorities via the Council's appointed representative, and
- (vi) approved the list of priorities given by Councillor Bayford to form the basis of the Council's response to the Fareham and Gosport Clinical Commissioning Group consultation paper.

## **7. PRELIMINARY REVIEW OF THE WORK PROGRAMME FOR 2012/13 AND DRAFT PROGRAMME 2013/14**

The Panel considered a report by the Director of Community which invited members to review the outcome of the work programme for 2012/13 and finalise the draft work programme for 2013/14. The Director of Community gave an overview of the report and explained to the Panel that other reports will appear on the work programme throughout the year as things develop.

It was suggested by the Panel that the following items also be added to the Work Programme for 2013/14:

- Collingwood House Update
- Housing Arrears Update
- Rough Sleeper/Homelessness Update

It was AGREED that members noted the content of the report, and approve the draft work programme for 2013/14 with the inclusion of the suggested additional items.

**8. DISABLED FACILITIES GRANTS - ANNUAL REPORT**

The Panel considered a report by the Director of Community on the Disabled Facilities Grants Annual Report which invited the Panel's comments.

It was AGREED that the Panel noted the improvements made in the delivery of the Disabled Facilities Grants Programme, the demand and progress made in delivering this year's programme and the challenges for 2013/14.

(The meeting started at 6.00 pm  
and ended at 7.18 pm).





## **Report to Health and Housing PDR Panel**

Date: **14 March 2013**

Report of: **Director of Community**

Subject: **WORK PROGRAMME FOR 2012/13 AND DRAFT 2013/14**

### **SUMMARY**

At the last meeting of the Panel on 19 January 2012, members reviewed the existing work programme for 2011/12 and also considered the draft work programme for 2012/13. The Panel is now invited to assess the overall progress for the current year and finalise a draft work Programme for 2013/14.

### **RECOMMENDATION**

The Panel is now requested to:-

- (a) review the outcomes of the Panel's work programme for 2012/13;
- (b) agree a proposed work programme for 2013/14; and
- (c) submit the proposed work programme for 2013/14 to the Council for endorsement.

## **INTRODUCTION**

1. At the meeting of the Panel in January 2013, members reviewed the 2012/13 work programme and considered possible items for a proposed programme for 2013/14. This is the last cycle of meetings for this year and the Panel is invited to finalise its review of this year's work and confirm the draft programme for 2013/14.

## **REVISIONS TO WORK PROGRAMME FOR 2012/13**

2. Members are requested to endorse the following revisions to the work programme for the current year:-
  - (i) To receive a presentation from the Head of Strategic Housing outlining the policy, procedures and services available to rough sleepers.
  - (ii) To receive a report proposing a Member and Officer working group be established to review and update the Tenancy Agreement for Council Housing.
  - (iii) To receive a report summarising the Council's plans and progress in promoting investment in energy conservation measures in residential properties.
3. A copy of the updated Work Programme, incorporating the above revisions, is attached at Appendix A.
4. Appendix B contains details of the outcomes from the matters considered at Panel meetings from May 2012 up until January 2013, for members' consideration.

## **WORK PROGRAMME 2013/14**

5. Appendix C sets out details of the proposed items for consideration during 2013/14.
6. As members are aware, the Panel's focus is on 'policy development' and it is suggested that members may want to consider setting up smaller working groups to work with officers on specific subjects. It is likely that the Panel will consider reports on a specific subject on more than one occasion during the course of the year as the policy is developed and before final recommendations are made to the Executive.
7. It is also for the Panel to consider whether any review of items under the Council's policy framework will be included in the 2013/14 programme. Appendix D contains a list of the plans and strategies currently contained in the Council's policy framework. The list may however be subject to amendment arising from any future changes to the Constitution.

## **RISK ASSESSMENT**

8. There are no significant risk considerations in relation to this report

## **CONCLUSION**

9. To summarise, the Panel is now invited to:-
  - (a) Review the outcome of the work programme for the current year 2012/13; and

- (b) Agree a draft work programme for 2013/14, (having considered the proposed draft set out in Appendix C), which may include any proposed strategy or policy reviews and also any additional items agreed generally by the Panel or put forward by individual members and accepted by the Panel.

## **APPENDICES**

Appendix A - Work Programme for 2012/13  
Appendix B - Work Programme 2012/13 - Outcomes  
Appendix C - Draft Work Programme 2013/14  
Appendix D - Policy Framework

### **Background Papers: None**

**Reference Papers:** Housing Policy Development and Review Panel 17 January 2013  
(Minute 7)

### **Enquiries:**

For further information on this report please contact Martyn George. (Ext 4400 )

**HEALTH & HOUSING POLICY DEVELOPMENT AND REVIEW PANEL  
WORK PROGRAMME 2012/2013**

<b>Date</b>	<b>Subject</b>	<b>Type of Item</b>
24 May 2012	Review of the work programme 2012/13	Programming
	Collingwood House update	
	Broadlaw Walk update	
	Empty Homes Strategy	
19 July 2012	Review of the Work Programme 2012/13	Programming
	Collingwood House Update	
	Home Improvement Agency update	
	Review of the Council's Nominations Policy	Review
13 September 2012	Review of the Work Programme 2012/13	Programming
	Review of Homelessness Strategy	Review
	Collingwood House Update	
	Welfare Reform Update	
15 November 2012	Review of the Work Programme 2012/13	Programming
	Tenancy Strategy	
	Nomination Policy Review	Review
	Delivery of New Affordable Housing – Annual Report	
17 January 2013	Preliminary Review of the Work Programme 2012/13 and Draft Work Programme for 2013/14	Programming
	Disabled Facilities Grants – Annual Report	
	Fareham's approach to Health & Wellbeing	

14 March 2013	Final review of the Work Programme for 2012/13 and draft 2013/14	Programming
	Review of Incentive Payments to residents of under-occupied properties	Review
	Presentation on the policy, procedure and services available to rough sleepers	Information
	Review of Temporary Accommodation	Review
	Review of Tenancy Agreement	Review
	Annual Home Energy Conservation Report	Review

**Unallocated Items**

Housing Policy Development and Review Panel –Progress on Actions from May 2012 to January 2013

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<b><u>MEETING DATE</u></b>	<b><u>24 MAY 2012</u></b>
<b><u>Subject</u></b>	<b><u>Initial endorsement of the Panel's Work Programme for 2012/13</u></b>
Type of Item	Information
Action by Panel	It was AGREED that:- <ul style="list-style-type: none"> <li>(a) 'Delivery of New Affordable Housing - Annual Report' be added to the work programme for 15 November 2012;</li> <li>(b) 'Disabled Facilities Grants - Annual Report' be added to the work programme for 17 January 2013; and</li> <li>(c) subject to (a) and (b) above, the proposed work programme for 2012/13, as shown in Appendix A to the report, be endorsed.</li> </ul>
Outcome	The Council confirmed the proposed work programme at its meeting on 21 June 2012
Link Officer	Martyn George
<b><u>Subject</u></b>	<b><u>Empty Homes Strategy</u></b>
Type of Item	Information
Action by Panel	It was AGREED that:- <ul style="list-style-type: none"> <li>(a) it be noted that a report would be submitted to a future meeting of the Executive;</li> <li>(b) the Panel was supportive of the proposed changes to the Council's Empty Homes Strategy and the new policy proposals as detailed in the report and would like consideration given to property owners only gaining a financial reward if they enter into an agreement with the Council over nomination rights to properties; and that an administration fee should be incorporated into the scheme as well; and</li> </ul>

	(c) the officers consult with the Chairman and the Executive Member for Housing on the revisions to the proposals prior to a report being submitted to the Executive.
Outcome	Report to Executive meeting on 3 September. The following decisions were made:-  (a) amend the Empty Home Loan scheme as detailed in the Report;  (b) set aside a revolving £100,000 loan fund from the Housing Capital Programme;  (c) authorise Officers to take more robust enforcement action if an owner persistently refuses to make any efforts to bring property back into use including making application for Empty Dwelling Management Orders.  (d) approve the Empty Homes Strategy attached to the Report as Appendix A. ( <a href="#">xho-120903-r10-ghe</a> refers).
Link Officer	Giles Hearn
<b>Subject</b>	<b><u>Presentation – Introduction to Strategic Housing (Roles, Remits, Achievements and Key Projects for 2012/13</u></b>
Type of Item	Information
Action By Panel	It was AGREED that the Head of Strategic Housing be thanked for the presentation and that the contents be noted.
Outcome	Content of the presentation was noted.
Link Officer	Andrew Fiske
<b>Subject</b>	<b><u>Collingwood House Update</u></b>
Type of Item	Information
Action By Panel	Members were reminded that a report on this matter had been considered by the Executive at its meeting on 14 May 2012.  It was AGREED that the progress that had been made with the redevelopment of Collingwood House be noted.
Outcome	Report to Executive meeting on 14 May. The following decisions were made:-  (a) to proceed with the redevelopment of Collingwood House;

- (b) that a budget of £5 million be set aside for the redevelopment of Collingwood House within the Housing Revenue Account Capital Programme;
- (c) that the Council enter into contract with the Homes and Communities Agency (HCA) through a Framework Delivery Agreement to accept the grant offer of £625,000 with a condition that the scheme is completed before March 2015;
- (d) that the permanent tenants at Collingwood House and Gibraltar Close be given priority Band 0 status within the Housing Nominations scheme to move to suitable alternative accommodation to enable the redevelopment to take place;
- (e) that a Project Manager be appointed (funded from the HCA grant) to advise the Council and oversee the successful delivery of the project;
- (f) to submit a planning application for the redevelopment and seek authority from the Planning Committee for the diversion, and stopping up of any no vehicular public rights of way needed to enable the redevelopment to proceed;
- (g) to authorise the making of any necessary applications under section 247 of the Town and Country Planning Act for the diversion, and stopping up of any public vehicular rights of way (if any);
- (h) that the land shown hatched on the plan in Appendix C, being the access way, is no longer suitable for sheltered accommodation and that it be appropriated under Section 122 of the Local Government Act 1972 to be held for planning purposes to enable the redevelopment of the land;
- (i) to delegate authority to the Director of Finance and Resources to agree terms and authorise the Council to enter into any necessary legal documents relating to the extinguishment of the existing rights of way and the grant of an alternative means of access to adjoining property owners in respect of their vehicular right of way over Gibraltar Close or in respect of any other identified easement that needs to be extinguished to enable the development to proceed; and
- (j) to delegate authority to Director of Community and Streetscene to appropriate the former redevelopment



	access way from land held for planning purposes to land held for housing purposes under the Housing Act 1985 upon completion of the redevelopment project to facilitate the re use of the former access way as part of the redeveloped land for older persons as it will no longer be required for planning purposes.
Link Officer	Andrew Fiske
<b>Subject</b>	<b><u>Broadlaw Walk Update</u></b>
Type of Item	Information
Action by Panel	Members were reminded that a report on this matter had been considered by the Executive at its meeting on 14 May 2012. It was AGREED that the positive progress that had been made with the regeneration of Broadlaw Walk be noted.
Outcome	Report to Executive meeting 14 May. The following decisions were made:-  <ul style="list-style-type: none"> <li>(a) to award a Housing Enabling Grant of £85,000 to First Wessex Housing Association towards the completion of the scheme.</li> <li>(b) that the award is subject to First Wessex Housing Association entering into a community use agreement securing the long-term use of Lion Place Community Room.</li> </ul>
Link Officer	Andrew Fiske
<b>MEETING DATE</b>	<b><u>19 JULY 2012</u></b>
<b>Subject</b>	<b><u>Review of the Work Programme for 201213</u></b>
Type of Item	Information
Action by Panel	It was AGREED that the Panel's work programme for 2012/13, as set out in appendix A attached to the report, be approved.

Outcome	The Work Programme for 2012/13 was noted.
Link Officer	Martyn George
<b><u>Subject</u></b>	<b><u>Collingwood House Update</u></b>
Type of Item	Information
Action by Panel	It was AGREED that the good progress being made in the project for the redevelopment of Collingwood House be noted.
Outcome	Content of the report was noted.
Link Officer	Andrew Fiske
<b><u>Subject</u></b>	<b><u>Home Improvement Agency - Update</u></b>
Type of Item	Information
Action by Panel	It was AGREED that:-  (a) the Panel note and commend the progress made in delivering the Home Improvement Agency (HIA) service in Fareham; and  (b) the proposal to enter into a further 3 year contract with Hampshire County Council to jointly fund a Home Improvement Agency and Handyperson scheme from 2013 onwards, be endorsed.
Outcome	
Link Officer	Malcolm Stevens
<b><u>Subject</u></b>	<b><u>Review of the Council's Nomination Policy</u></b>
Type of Item	Information
Action by Panel	Members were informed that the Code of Guidance for the allocation of accommodation, referred to in paragraph 2 of the report, had now been published. It was noted that the intention was for a draft revised Nominations Policy to be prepared for

	<p>consideration by the Panel at its meeting on 15 November 2012.</p> <p>The Chairman requested nominations from members of the Panel who wished to join the proposed Member and Officer Working Group. It was proposed that the three elected members on the Working Group would be:- Councillor Mrs M E Ellerton, (Chairman of the Housing Policy Development and Review Panel), Councillor Miss S M Bell and Councillor Mrs K K Trott.</p> <p>It was AGREED that:-</p> <ul style="list-style-type: none"> <li>(a) a Member and Officer Working Group be established to explore key issues and inform the review of the Nominations Policy; and</li> <li>(b) the following three Panel members be appointed to the Working Group:-</li> </ul> <p style="margin-left: 40px;">Councillor Mrs M E Ellerton Councillor Miss S M Bell Councillor Mrs K K Trott.</p>
Outcome	
Link Officer	Ed Till
<b><u>MEETING DATE</u></b>	<b><u>13 SEPTEMBER 2011</u></b>
<b><u>Subject</u></b>	<b><u>Review of the Panel's Work Programme for 2012/13</u></b>
Type of Item	Information
Action by Panel	It was AGREED that the Panel's work programme for 2012/13, as set out in appendix A attached to the report, be approved.
Outcome	The Work Programme for 2012/13 was noted.
Link Officer	Martyn George

<b>Subject</b>	
<b>Subject</b>	<b><u>Welfare Reform - Update</u></b>
Type of Item	Information
Action by Panel	It was AGREED that:- (i) the Panel note the content of the report; and (ii) the Head of Revenues and Benefits and her team be thanked for the work undertaken.
Outcome	The content of the report was noted.
Link Officer	Caroline Quirk
<b>Subject</b>	
<b>Subject</b>	<b><u>Review of the Homelessness Strategy</u></b>
Type of Item	Consultation
Action by Panel	The Senior Housing Options Officer was thanked for his informative presentation.  It was AGREED that the Executive be advised that in the Panel's view:-  (a) the amendments to the 2012-13 action plan be approved;  (b) the proposals for the use of the Homelessness Prevention Grant for 2013-14, as set out in paragraphs 7 to 12 of the report, be approved, and;  (c) the Director of Community and Streetscene be requested to explore the possibility of using unallocated funds from the Homelessness Prevention Grant, to provide or retain adequate staffing levels to assist in reducing homelessness.
Outcome	Report to Executive meeting 3 December. The following decisions were made:-  the amendments to the 2010-2013 Action Plan, as set out in paragraph 6 of the report, be approved ( <a href="#">xho-121203-r03-afi</a> refers); and (b) the proposals for the use of the Homelessness Prevention Grant for 2013/14, as set out in paragraph 7 to 12 of the report, be approved

	(c) the Executive Member for Health and Housing be given delegated authority to make decisions on the use of the balance of the Homelessness Prevention Grant fund in consultation with the Director of Community.
Link Officer	Andrew Fiske
<b>Subject</b>	<b><u>Collingwood House – Update</u></b>
Type of Item	Information
Action By Panel	It was AGREED that the Panel note the good progress made to redevelop Collingwood House.
Outcome	Content of Report Noted
Link Officer	Andrew Fiske
<b>MEETING DATE</b>	<b><u>15 NOVEMBER 2012</u></b>
<b>Subject</b>	<b><u>Review of the Panel's Work Programme for 2012/13</u></b>
Type of Item	Information
Action by Panel	It was noted that a report will be presented to the next meeting on 17 January 2013 outlining the Panel's remit, role and responsibilities in relation to health matters (see minute 1 above).  It was AGREED that, subject to the inclusion of an item referred to above, the Panel's work programme for 2012/13, as set out in appendix A attached to the report, be approved.
Outcome	The Work Programme for 2012/13 was noted.
Link Officer	Martyn George

<b><u>Subject</u></b>	<b><u>Fareham's Tenancy Strategy</u></b>
Type of Item	Information
Action by Panel	<p>It was proposed that the reference on Page 10, (second paragraph), to "a senior officer" be replaced with the words "Tenancy Services Manager".</p> <p>It was AGREED that, subject to the replacement of the words "a senior officer" with the words "Tenancy Services Manager" on Page 10 of the draft document, Fareham's Draft Tenancy Strategy, attached as Appendix A to the report, be endorsed.</p>
Outcome	Report updated and endorsed.
Link Officer	Jon Shore
<b><u>Subject</u></b>	<b><u>Nomination Policy Review</u></b>
Type of Item	Information
Action by Panel	<p>It was AGREED that,</p> <ul style="list-style-type: none"> <li>(i) the figure of £2000 in paragraph 10.6 (Page 22 ) of the draft allocations report be amended to £500; and</li> <li>(ii) subject to the amendment referred to above, the draft Allocations Policy detailed in Appendix A to the report, be endorsed.</li> </ul>
Outcome	Report amended and endorsed
Link Officer	Ed Till
<b><u>Subject</u></b>	<b><u>Delivery of New Affordable Housing - Annual Report</u></b>
Type of Item	Information

Action by Panel	It was AGREED that the Panel noted the current affordable housing programme and progress made towards the provision for 2013-2017.
Outcome	Content of Report Noted
Link Officer	Jon Shore
<b><u>MEETING DATE</u></b>	<b><u>11 JANUARY 2013</u></b>
<b><u>Subject</u></b>	<b><u>Preliminary Review of the Work Programme for 2011/12 and Draft Work Programme for 2012/13</u></b>
Type of Item	Information
Action by Panel	It was AGREED that members noted the content of the report, and approve the draft work programme for 2013/14 with the inclusion of the suggested additional items.
Outcome	The Work Programme for 2012/13 and draft Work Programme for 2013/14 be updated accordingly.
Link Officer	Martyn George
<b><u>Subject</u></b>	<b><u>Fareham's Approach to Health and Wellbeing</u></b>
Type of Item	Information
Action by Panel	It was AGREED that the Panel, (iii) noted the Government's reforms to the National Health Service; (iv) noted how Fareham Borough Council's services impact on the health and wellbeing of residents and visitors; (v) noted that the remit of the Panel has now extended to include maintaining an overview of local health issues and

	<p>priorities;</p> <p>(vi) noted how the Council is represented on the various Health bodies;</p> <p>(vii) noted how the Panel can make representations to the Hampshire Health &amp; Wellbeing Board and the Fareham &amp; Gosport Clinical Commissioning Group about local health issues and priorities via the Council's appointed representative, and</p> <p>(viii) approved the list of priorities given by Councillor Bayford to form the basis of the Council's response to the Fareham and Gosport Clinical Commissioning Group consultation paper.</p>
Outcome	Response to consultation paper sent to F&GCCC
Link Officer	Martyn George
<b>Subject</b>	<b><u>Disabled Facilities Grants – Annual Report</u></b>
Type of Item	Information
Action by Panel	It was AGREED the Panel noted the improvements made in the delivery of the Disabled Facilities Grants Programme, the demand and progress made in delivering this year's programme and the challenges for 2013/14.
Outcome	Content of report noted.
Link Officer	Giles Hearn





**HEALTH AND HOUSING POLICY DEVELOPMENT AND REVIEW PANEL  
PROPOSED WORK PROGRAMME FOR 2013/14**

<b><u>MEETING DATES FOR 2012/13</u></b>	<b><u>ITEMS</u></b>
23 May 2013	<ul style="list-style-type: none"> <li>• Introduction to the role of the Panel</li> <li>• Review of the work programme 2013/14</li> <li>• Review of Temporary Accommodation</li> <li>• Review of Sheltered Housing Stock</li> </ul>
18 July 2013	<ul style="list-style-type: none"> <li>• Review of the work programme 2013/14</li> <li>• Affordable Housing Programme</li> <li>• The Government's Green Deal</li> <li>• Floating Support Service for Older Persons</li> <li>• Collingwood House Update</li> </ul>
12 September 2013	<ul style="list-style-type: none"> <li>• Review of the work programme 2013/14</li> <li>• Presentation on Local Health Priorities (invitation to Director of Public Health &amp; Fareham &amp; Gosport Clinical Commissioning Group)</li> </ul>
14 November 2013	<ul style="list-style-type: none"> <li>• Review of the work programme 2013/14</li> <li>• Nominations Policy - Six monthly review</li> <li>• Review of Homelessness and Rough Sleeping in the Borough</li> </ul>
16 January 2014	<ul style="list-style-type: none"> <li>• Preliminary overall review of work programme 2013/14 and draft 2014/15</li> <li>• Welfare Reform - update</li> <li>• Review of Housing Arrears</li> <li>• Housing Initiatives (Accessing the private rented sector)</li> </ul>
13 March 2014	<ul style="list-style-type: none"> <li>• Final review of work programme for 2013/14 and draft for 2014/15</li> <li>• Empty Homes - Update</li> <li>• Collingwood House Update</li> <li>• Health Update</li> <li>• Homelessness Strategy 2014-17</li> </ul>

**FAREHAM BOROUGH COUNCIL**

**POLICY FRAMEWORK**

Under the Constitution, the plans and strategies to be adopted or approved by the full Council are:-

- (a) Sustainable Community Strategy;
- (b) Housing Strategy;
- (c) Food Safety Service Plan;
- (d) Licensing Policy;
- (e) Plans and Alterations comprising the Development Plan;
- (f) Development Plan Documents;
- (g) Community Safety Strategy;
- (h) Corporate Vision, Values, Objectives and Priority Actions.

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## **Report to Health and Housing PDR Panel**

Date: **14 March 2013**

Report of: **Director of Community**

Subject: **REVIEW OF TEMPORARY ACCOMMODATION**

### **SUMMARY**

Changes to benefit entitlement introduced by the Welfare Reform Act are expected to result in an increase in the number of households seeking housing assistance from the Council's Housing Options Team. In response to this, and the new power introduced in November 2012 enabling the Council to discharge its homeless duties to households through an offer of accommodation in the private rented sector, the Council proposes to conduct a review of all temporary accommodation.

The review process will determine whether the stock of temporary accommodation available to the Council is fit for purpose and sustainable in light of the changes imposed by the Welfare Reform Act and attempt to estimate the type and number of temporary accommodation units required to meet future demand.

### **RECOMMENDATION**

The Panel is asked to note the proposal to conduct a review of all temporary accommodation and to expect a full report setting out the findings and proposals from the review in June 2013.

## **INTRODUCTION**

1. Significant changes have already been made and will continue to be made to the benefits and tax credits system over the next few years following the introduction of the Welfare Reform Act 2012. Some of these changes will have a direct impact on the ability of some households to continue to afford their accommodation and could result in an increase in the number of households seeking housing assistance from the Council. Some of the caps and thresholds being introduced could also present challenges for the Council as to the type and size of accommodation it is able to secure for some of these households.
2. As a result of the changes, it is necessary to conduct a full review of the Council's existing stock of temporary accommodation to determine if it is suitable and sustainable. It is also necessary to try and determine the future levels and type of temporary accommodation required in order to meet the anticipated increase in demand, how existing units contribute to this and how any shortfall identified can be met.
3. The Localism Act 2011 amended Homelessness legislation to enable Council's to meet their homelessness duty by providing an offer of accommodation in the private rented sector. Previously homeless households were able to refuse such an offer, insisting upon a placement in temporary accommodation until such time as an offer through the Housing Waiting List of long term social housing was made. The offer of accommodation in the private rented sector must meet certain criteria and the review of temporary accommodation will be extended to establish our approach to securing accommodation in this sector.

## **SCOPE OF REVIEW**

4. The first stage of the review process will be to scope any issues with the existing units of temporary accommodation, to include the existing management arrangements, the effectiveness of the provision, the size, type, location, rent levels, longevity etc.
5. To consider the benefits and implications of converting existing units of self contained accommodation to shared accommodation, in order to respond to the changes in Housing Benefit levels for under 35 year olds.
6. To review all Housing Association properties in the Borough to establish if there is any stock which might be suitable for use as temporary accommodation.
7. To review the budgetary implications of the Council's portfolio of temporary accommodation and set up monitoring processes to ensure the approach is cost effective and becomes self financing in the longer term.
8. To consider the options available, along with the work required and the budgetary implications to increase and improve the Council's ability to access the private rental market.
9. To determine what processes, procedures and funding is required to enable the Council to access and secure accommodation in the private rented sector which complies with the Homelessness (Suitability of Accommodation) Order 2012.
10. Following completion of the above exercises to consider whether funds from the sale of the Dibles Mobile Homes should be used to increase the number of temporary

accommodation units available to the Council and if so the type, number and size these should take.

### **TIMESCALES FOR REVIEW AND POSSIBLE ISSUES AFFECTING COMPLETION**

11. A new team is being formed within Strategic Housing to manage all forms of temporary accommodation and undertake allocations to long term social housing stock. Part of this teams remit will be to develop and carry out the process to secure accommodation in the private rented sector which complies with the Homelessness (Suitability of Accommodation) Order and to increase in general the Council's access to accommodation in the private rented sector. Two members of this team will be new appointments; appointing to the post of the Senior Housing Officer (Initiatives) in particular could therefore delay the completion of Points 8 and 9 above.
12. It is planned to complete the review by the end of May 2013, however this will be dependent upon the commitment and input of Housing Associations with temporary housing stock in the Borough, the successful recruitment to the posts of Senior Housing Officer (Initiatives) and Temporary Accommodation Co-ordinator.

### **RISK ASSESSMENT**

13. The Council must provide a housing options and homelessness service and where necessary ensure suitable accommodation is made available to those households threatened with homelessness. To ensure that the Council's stock of temporary accommodation is fit for purpose and there is a plan in place to meet the continuing increase in demand for such accommodation, it is essential a thorough review is carried out.

### **CONCLUSION**

14. The continuing economic crisis in conjunction with the effects of the Welfare Reform Act has resulted in more and more households seeking the assistance of the Council's Housing Options team. To ensure that the best use is being made of our existing stock of temporary accommodation and that all opportunities are explored to develop our relationship with the private rented sector, it is felt timely to carry out a review as detailed above and report the findings and recommendations to Members later this year.

### **Background Papers:**

### **Reference Papers:**

- Localism Act 2011
- Welfare Reform Act 2012
- Homelessness (Suitability of Accommodation) (England) Order 2012

### **Enquiries:**

For further information on this report please contact Sara Head. (Ext 4369)

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## **Report to Health and Housing PDR Panel**

Date: **14 March 2013**

Report of: **Director of Community**

Subject: **REVIEW OF TRANSFER GRANT SCHEME**

### **SUMMARY**

This report outlines proposals to change the qualifying criteria for awarding incentive payments to tenants who are under-occupying their home and move to smaller accommodation that better meets their housing needs.

### **RECOMMENDATION**

That the Panel recommends to the Council's Executive that the proposed changes to the criteria for the Transfer Grant Scheme be approved.

## INTRODUCTION

1. The current Transfer Grant Scheme enables both Council tenants and some Registered Social Landlord tenants moving from family-sized accommodation (2 bedroom or larger) to smaller accommodation to receive a lump sum incentive payment and in some cases a contribution toward removal and disconnection/reconnection costs.
2. The current Scheme was last reviewed and updated in 2008.
3. Historically the sum of £15,000 per annum has been set aside from housing revenue account budgets to help fund under-occupation transfers.
4. Under the current scheme the following incentive payments are offered to tenants:

<b>Accommodation Move</b>	<b>Incentive Payment Available</b>
4 Bed to 3 Bed	£1250
4 Bed to 2 Bed	£1750 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
4 Bed to 1 Bed	£2250 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
3 Bed to 2 Bed	£1250
3 Bed to 1 Bed	£1750 plus removal expenses (up to max of £500) plus reconnection fees (up to max of £100)
2 Bed to 1 Bed	£1250

5. The Council is not proposing any change to the current level of incentive payments.
6. As part of the welfare reform changes from April 2013 tenants of working age that are under-occupying their home and in receipt of housing benefit will see a reduction in entitlement of 14% if they are under-occupying by one bedroom and 25% if they are under-occupying by two or more bedrooms. Housing Benefits have indicated that 122 council tenants of working age will have their benefit reduced from April.
7. As a result of the reduction in Housing Benefit it is likely that this will result in an increase in the number of tenants looking to move to smaller accommodation. Under the current criteria these tenants qualify for incentive payments. In addition these tenants will be awarded greater priority under the Council's revised nomination policy to move to accommodation more suited to their needs.

## PROPOSED CHANGES TO THE ELIGIBILITY CRITERIA

8. In terms of council tenants it is proposed to restrict eligibility to those that are under-occupying their home and of non working age (65 and above).

9. In recognition of the fact that a number of working age tenants on low incomes will be forced to downsize the Council may wish to consider awarding a payment of up to £500 toward the cost of moving regardless of what size accommodation they are moving from and to.
10. As incentive payments are funded from the Housing Revenue Account it is proposed to restrict eligibility to qualifying tenants of Fareham Borough Council.
11. It is proposed to carry out a further review of the transfer grant scheme for under-occupiers in 2013/14.

### **RISK ASSESSMENT**

12. There is a significant risk that without a change to current eligibility criteria for incentive payments that the Council will be paying significant sums of money to working age tenants.

### **CONCLUSION**

13. This report has outlined the need to review the current eligibility criteria in regard to the Council's Transfer Grant Scheme under which incentive payments are offered to tenants that are under-occupying their home who move to smaller accommodation.

**Background Papers:** None

**Reference Papers:** Review of Transfer Grant Scheme - Report to Housing Tenancy Board 20 March 2008

### **Enquiries:**

For further information on this report please contact Jon Shore. (Ext 4540)

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## **Report to Health and Housing PDR Panel**

Date: **14 March 2013**

Report of: **Director of Community**

Subject: **TENANCY AGREEMENT**

### **SUMMARY**

This report to the Panel outlines plans to review and update the current tenancy agreements.

### **RECOMMENDATION**

That Panel members note the contents of the report and nominate two panel members to join a working group with officers and a tenant representative from the Housing Tenancy Board to look more closely at the agreements, with a view to making proposals on the way forward for further consideration by the Panel and consultation with other key interested parties.

## **INTRODUCTION**

1. At the present time the Council have three different tenancy agreements in use, these are:
  - Secure Tenancy Agreement;
  - Introductory Tenancy Agreement; and
  - Non Secure Tenancy Agreement
2. The secure tenancy agreement was last updated in June 2006; the introductory tenancy agreement has not been updated since the Council set up Introductory Tenancies in April 2002. As a result it is proposed to review and update these tenancy agreements in 2013/14.
3. The non secure tenancy agreement used for temporary tenancies such as in homelessness cases was reviewed and updated in 2012 and as such there is no need for further review at this time.

## **REVIEW PROCESS**

4. To help carry out a review of the current tenancy agreements it is proposed to set up a working group made up of 3 members; comprising of two elected members from the Health and Housing Policy Development Review Panel and one tenant representative nominated by the Housing Tenancy Board, who will work with key housing officers over the next 3 months (April - June 2013) to prepare revised draft agreements for consultation purposes.
5. It is envisaged that the working group will meet on a monthly basis, the key stages of the review being:
  - (a) To look at existing tenancy agreements and identify any possible shortcomings;
  - (b) Following research; to look at other organisations tenancy agreements; and
  - (c) Agree revised draft tenancy agreements for consultation purposes
6. As part of the review officers will liaise with colleagues in Legal Services as necessary in ensuring that any revised tenancy agreement and tenancy terms meet legal requirements and is enforceable.
7. Following review and updating of the tenancy agreements a further report will be presented to the Panel and Housing Tenancy Board outlining draft revised agreements.

## **CONSULTATION**

8. The Panel will be asked for any further comments on the draft revised agreements before wider consultation.
9. In regard to a review and updating of the secure tenancy agreement existing secure tenants will need to be consulted on the proposed revised agreement. Any comments received will be considered and included as necessary in any further revised agreement.

10. When consultation is complete a report will be prepared for the Council's Executive to seek final approval prior to implementation.

### **RISK ASSESSMENT**

11. There is a risk that unless any revised agreements and terms contained within meet legal requirements these may not be legally binding and enforceable.
12. To eliminate the risk colleagues in Legal Services will be consulted at regular intervals during the review process.

### **CONCLUSION**

13. This report has considered the need to review and update the existing secure and introductory tenancy agreements and;
14. Recommends that two panel members be nominated to join a working group to help in the review process.

**Background Papers:** None

**Reference Papers:** None

### **Enquiries:**

For further information on this report please contact Jon Shore. (Ext 4540)

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## **Report to Health and Housing PDR Panel**

Date: **14 March 2013**

Report of: **Director of Community**

Subject: **ANNUAL HOME ENERGY CONSERVATION ACT REPORT**

### **SUMMARY**

This report outlines the requirement for the Council to prepare a further Home Energy Conservation Act (HECA) report by 31 March 2013 and the actions that the Council proposes to take to improve the energy efficiency of all residential accommodation in the Borough.

### **RECOMMENDATION**

The Panel is invited to review the position statement prepared to document the Council's progress in improving energy efficiency in the Borough and the proposed future activity which will inform the completion of the HECA report.

## **INTRODUCTION**

1. The Home Energy Conservation Act 1995 (HECA) requires local authorities to develop and implement local home energy efficiency strategies. Councils are expected to consider practical and cost effective measures that will bring about a significant improvement in the energy efficiency of all types of housing in their areas. The original aim was to achieve a 30% improvement in energy efficiency over 10 years, but this was later extended to 15 years. Authorities were required to prepare annual reports showing their progress towards achieving the 30% target. The 12th annual report was produced in 2008 and then the requirement ceased, reflecting the fact that the majority of local authorities were unlikely to meet the challenging target that had been set. However, it was independently established that the overall energy improvement achieved in Fareham Borough between 1 April 1997 and 31 March 2008 was 23.9% and that this Council was likely to achieve the 30% improvement in energy efficiency by 31 March 2011.
2. New guidance under the Home Energy Conservation Act requires local authorities to publish a further report on their plans to achieve improved energy efficiency in all housing tenures by 31 March 2013. Councils are required to identify practical and cost-effective measures likely to result in significant improvement in the energy efficiency of all homes in their area and to consider the role that key local partners, such as community organisations, local authority networks and social housing providers can play in supporting their plans. Subsequent progress reports are to be submitted at 2 year intervals up to 2027.

## **PREPARATION OF FURTHER REPORTS AND PROGRESS REPORTS**

3. The Department of Energy & Climate Change (DECC) has issued guidance to local authorities to assist with the preparation of the 2013 Further Report and the Progress Reports from 2015 onwards. The HECA Report no longer focuses on achieving a percentage improvement in energy efficiency. The starting point for action is the Climate Change Act 2008, which sets specific targets for reducing carbon emissions. The Carbon Plan published in December 2011 sets out how the Government aims to achieve these reductions. The strategy includes the following national emissions reduction targets:
  - to reduce greenhouse gas CO<sub>2</sub> emissions of buildings by 39% below 2009 levels by 2027;
  - to insulate all cavities and lofts, where practical, by 2020;
  - by 2030, to carry out between 1.0 - 3.7 million additional solid wall installations and between 1.9 - 7.2 million other energy efficiency installations;
  - by 2030, to carry out between 1.6 - 8.6 million building level low carbon heat installations such as heat pumps;
  - by 2050 emissions from UK buildings to be "close to zero".
4. The guidance acknowledges that "delivering ambitious carbon reduction plans and addressing fuel poverty can only be achieved with the full participation of local government." because of our unique knowledge of local area's needs and circumstances. Therefore local authorities are expected to play a significant role by setting themselves related ambitions and championing the changes required. The Government requires councils to make the best use of the financial incentive schemes such as the Renewable Heat Incentive (RHI) and the Energy Company Obligation (ECO) which replaced the previous Carbon Energy Saving Programme

(CESP) and Carbon Emissions Reduction Target (CERT) utility funding in January. A further important part in meeting HECA requirements is to encourage local residents to invest in the Green Deal.

5. Each authority's further report is required to consider the following aspects of policy:
  - Local energy efficiency ambitions and priorities
  - Measures we are taking to result in significant energy efficiency improvements of our residential accommodation
  - Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based / street by street roll out.
  - Time frame for delivery and national and local partners.
6. Back in 1995 new strategies were developed, adopted by councils and acted upon by officers and partner organisations. However the public's awareness of them were relatively low so the new guidance requires not that councils report to government, but that they publish their reports electronically so the public can easily access them. It is also a requirement that these should be brief, easy-to-read documents. And that they are signed off by the Chief Executive Officer.

### **POSITION STATEMENT 2013**

7. In order to inform the preparation of the new report and future updates, a position statement has been prepared which is attached to this Report as Appendix A. It considers the progress that has already been made to improve home energy efficiency; the local issues and concerns which will affect future policy; and the likely partnerships that will help us to meet our objectives.
8. The Council has built up a significant knowledge base on the energy efficiency of the Borough's housing stock through the 2010 Private Sector House Condition Survey and by commissioning a report by the Environment Centre in October 2012 that identifies progress since 2005 and how Fareham's performance compares against other authorities. The general conclusion is that local performance has been above average both compared to Hampshire as a whole and against national statistics. This includes lower CO<sub>2</sub> emissions per capita, lower domestic energy consumption, below average levels of fuel poverty, a housing stock with a relatively high SAP (energy) rating and significant investment in renewable energy particularly domestic solar photo voltaic installations.
9. Partnership working has always been an important part of the Council's HECA Strategy. In the past this has involved delivery arrangements on thermal insulation projects with various fuel utility companies and other organisations; a successful Warm Front scheme and involvement in local authority consortiums such as Insulate Hampshire and PUSH For Safer Homes.
10. The Insulate Hampshire partnership delivering free or heavily discounted thermal insulation across Hampshire has now come to an end with the withdrawal of CERT funding. The scheme has proved to be extremely successful in Fareham with 1,893 installations (cavity wall and/or loft insulation) to 1,402 homes. The total expenditure in Fareham was £609,341. The partners are currently discussing how we can work together on further initiatives linked to the ECO Funding and Green Deal.

## **PRIORITIES FOR FUTURE ACTION**

11. The key priorities for future action have been identified as follows:

- Encouraging local homeowners to invest in further energy improvements such as thermal insulation, energy efficient heating systems, low-emissivity double glazing and renewable energy systems through the Green Deal.
- Maximising opportunities to secure ECO Funding for identified individual projects in the Borough. These include the external insulation of Mitre Court, pre-1919 properties of solid wall construction, system buildings on the Fort Fareham estate and improvements to mobile homes.
- Targeting activity and resources on the seven sub-areas of the Borough where fuel poverty levels exceed 15%.
- Developing the existing partnerships and funding opportunities with other local authorities and private organisations including Insulate Hampshire, the Partnership for Urban South Hampshire and the Hampshire Energy Efficiency Partnership.

## **RISK ASSESSMENT**

12. There is a requirement that all authorities provide a further report and subsequent progress reports and to publish them electronically on their website. The guidance states that "where an authorities' further report or progress reports are not received by the set dates the Secretary of State may write to the authority's Chief Executive seeking advice on when it is expected."

## **CONCLUSION**

13. The Council is required to prepare a Further Report indicating its progress in improving home energy efficiency and reducing fuel poverty by 31 March 2013. In order to inform this report, a Position Statement has been produced to inform members of the main local issues; the progress made and plans for future development of energy saving initiatives.

### **Appendices:**

**Appendix A** - [Actions under the Home Energy Conservation Act Position Statement for Fareham 2013.](#)

**Appendix B** - [HECA Further Report: March 2013](#)

### **Background Papers:**

Guidance to English Energy Conservation Authorities Issued Pursuant to the Home Energy Conservation Act 1995 - Department of Energy & Climate Change, July 2012.

**Reference Papers:** None

**Enquiries:**

For further information on this report please contact Malc Stevens. (Ext 4473)

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# FAREHAM

## BOROUGH COUNCIL

### Actions under the Home Energy Conservation Act 1995 Position Statement for Fareham 2013

#### 1 INTRODUCTION

- 1.1. The Home Energy Conservation Act 1995 (HECA) requires local authorities to develop and implement local home energy efficiency strategies. Authorities are expected to consider practical and cost effective measures that will bring about a significant improvement in the energy efficiency of all types of housing in their areas. The original aim was to achieve a 30% improvement in energy efficiency over 10 years, but this was later extended to 15 years.
- 1.2. From 1997, English authorities were required to submit annual reports showing their progress towards achieving the 30% target. The 12th annual report was produced in 2008 and then the requirement ceased. The independently prepared information submitted by Fareham established that the overall energy improvement achieved in the Borough between 1997 and 2008 was 23.9% and therefore the Council was on target to achieve the 30% improvement in energy efficiency by 31 March 2011.
- 1.3. The Secretary of State for Energy and Climate Change has re-introduced progress monitoring and authorities are required to prepare further reports by 31 March 2013 setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area. Subsequent progress reports are to be produced at 2 year intervals up to 2027. This time round there are some critical differences in the information that is required. Still in place is the requirement to report on how substantial improvements in domestic energy efficiency will be achieved. However, there is no longer a requirement to formally adopt a strategy. Reports are required to outline issues such as the domestic carbon dioxide emissions and levels of fuel poverty, as well as the steps that the local authority will be taking to encourage the uptake of the Green Deal and Energy Company Obligation and other local initiatives. In the mid 1990s strategies were developed and adopted by councils. However the public's awareness of them were relatively low so the new guidance requires not that councils report to government, but that they publish their reports electronically so the public can easily access them. It is also a requirement that these should be brief and easy-to-read documents.
- 1.4. This Position Statement has been developed to help in the preparation of the report and future updates. It considers the progress that has been made to improve home energy efficiency; the local issues and concerns which will determine future policy; and the partnerships that will help us to meet our objectives.

## 2 THE STRATEGIC CONTEXT

2.1 The main legislation and guidance to take into account in developing our home energy efficiency policies are as follows:

**Home Energy and Conservation Act 1995** - Places a duty on government to have a strategy for making sure no person lives in fuel poverty, as far as is reasonably practicable, by 2016.

**The Warm Homes and Energy Conservation Act 2000** - Defines a fuel poor household as one that is living on a low income in a home which cannot be kept warm at a reasonable cost.

**THE UK Fuel Poverty Strategy 2001** - Defines fuel poverty as being a household which needs to spend more than 10% of its income on home energy (including heating to 21° for the main living area, and 18° for other occupied rooms). It sets the target for the Government to eradicate fuel poverty in England.

**Climate Change Act 2008** - Sets specific targets for reductions in carbon emissions.

**Energy Act 2011** - Includes provisions for the introduction of the Green Deal and the Energy Company Obligation.

**The Green Deal** is the Government's flagship environmental policy and will allow consumers to have energy efficiency measures installed in their properties at no up-front cost. A Green Deal is essentially a loan fixed to a property which is repaid through an additional charge on electricity bills. The expectation is that the savings on an electricity bill resulting from a Green Deal should be greater than or equal to, the cost of the repayments. The Green Deal is a new mechanism and the availability of products and working partnerships is still emerging.

**The Energy Company Obligation (ECO)** underpins the Green Deal and is focused particularly on the poorest and most vulnerable households and also hard to treat properties which cannot achieve financial savings without a measure of additional support on top of the Green Deal finance. ECO requires the big six energy companies to make an estimated £1.3 billion a year available to subsidise energy efficiency in these instances. The ECO will work alongside the Green Deal and much of social landlords' housing stock could be eligible for the subsidy.

**The Carbon Plan 2011** - Describes how the Government aims to achieve the reductions set out in the Climate Change Act. Part 2 of the Carbon Plan describes the Government's strategy, including emissions reduction targets:

- to reduce greenhouse gas CO<sub>2</sub> emissions from buildings by 39% below 2009 levels by 2027;
- to insulate all cavities and lofts, where practical, by 2020;
- by 2030, to carry out between 1.0 - 3.7 million additional solid wall installations and between 1.9 - 7.2 million other energy efficiency installations;



- by 2030, to carry out between 1.6 - 8.6 million level low carbon heat installations such as heat pumps;
  - by 2050 emissions from UK buildings to be “close to zero”.
- 2.2 Fareham's key objectives concerning home energy conservation are set out in the Housing Strategy 2010 – 2015. They are:
- To promote and implement cost effective measures that will help reduce fuel poverty, achieve significant improvements in home energy efficiency and a reduction in carbon emissions.
  - To work with social housing providers and private landlords to ensure that new affordable housing schemes continue to achieve the highest levels of energy efficiency and work towards zero-carbon housing by 2016;
- 2.3 The Environmental Sustainability Strategy 2010 "Towards a Greener Fareham" sets out the priority actions which the Council, its partners and local residents need to take in order to ensure the future sustainability of the Borough. The strategy includes the aim to "work in partnership with local residents to reduce domestic energy consumption" by:
- Raising awareness through a publicity campaign in "Fareham Today" (Council news magazine), Facebook and Council Connect
  - Developing the website to provide online guidance and best practice on renewable energy and energy saving methods;
  - Working with established residents groups such as Transition Fareham, Greening Campaigns, Friends of the Earth etc on green initiatives where possible
  - Supporting HCC Collective Energy Switching scheme to lower energy bills for residents
  - Working with PUSH authorities to help the roll out of Green Deal in the Borough
  - Providing a Green Infrastructure strategy for the New Community North of Fareham through an adopted development plan for the new community

### **3 ENERGY EFFICIENCY OF THE BOROUGH'S HOUSING STOCK**

- 3.1 The Council's Private Sector House Condition Survey 2010 provides a picture of housing conditions in the private sector (owner occupied and privately rented stock). The survey includes an assessment of energy efficiency of the stock, the level of fuel poverty and thermal comfort.
- 3.2 In 2012 the Council commissioned the Environment Centre to provide a report identifying energy efficiency improvements since 2005 and how Fareham's performance compares against other authorities. Sub-Regional data compiled by the Department of Energy & Climate Change has also been used in order to gain an understanding of fuel poverty at ward and lower layer super output area in order that resources and activity can be targeted at those parts of the Borough in greatest need.
- 3.3 The above studies form a useful evidence base on which to develop policy and inform investment decisions.

## **Stock Profile**

- 3.4 Fareham has one of the highest levels of owner occupation in the country (87%) compared with the national figure of 70%. The private rented sector is small accounting for 5% of dwellings (12% nationally). Social housing accounts for 8% of the stock compared to 18% nationally.
- 3.5 The private sector stock is generally modern and in good condition. Over 82.2% of dwellings were built post war compared to a national average of 57.3%. A much lower proportion of the stock was built before 1919 than nationally (4.8% compared with 24.6%).
- 3.6 The stock has much higher proportions of bungalows (22.6% compared to 9.2% nationally) and detached houses (34.2% compared to 21.6%) with lower proportions of all other dwelling types. This profile of stock generally results in higher costs to insulate and improve thermal comfort.
- 3.7 The Council retains its own housing stock and currently has 2,366 homes in its ownership. Most of the properties were built between 1945 and 1990. A high proportion of houses have been sold under right-to-buy, leaving predominantly flats, maisonettes and sheltered accommodation in Council ownership. The stock has benefitted from an improvement plan in order to meet the Decent Homes Standard and consequently is in good condition. The Council recommenced a house building programme in 2011 which has provided the first five Code Level 4 homes built in the Borough.
- 3.8 Housing associations own 1,558 properties in Fareham, of which over 1,037 were constructed since 1990 and generally have reasonable levels of energy efficiency.

## **Demographic Data**

- 3.9 Fareham has an ageing population with 37.2% aged over 60 years compared to the national average of 24.4%. This has policy implications due to the potentially greater need for support typically associated with older households.
- 3.10 Average incomes are similar to England as a whole, but benefit receipt at 26% is significantly above the national average of 17%. The above average benefit receipt is also a reflection of the older age profile of residents.
- 3.11 Data from the Index of Multiple Deprivation 2010 gives an indication of the comparative affluence of a district and the likelihood of fuel poverty. Fareham is the second least deprived district within Hampshire with just three sub-areas within the 20% - 40% most deprived category. Thus Fareham is an area with far more fuel rich households than fuel poor. But given the high level of households in receipt of benefit, it indicates a potentially wider gap between the richest and poorest households. However, the level of fuel poverty is not only dependent on income but also the profile of the housing stock.

## **Domestic CO<sub>2</sub> emissions**

- 3.12 From 2005 to 2010, Fareham Borough's per capita domestic CO<sub>2</sub> emissions have been lower than those in Hampshire and Great Britain.

Year	Total Fareham area CO <sub>2</sub> produced (t)	per capita CO <sub>2</sub> domestic emissions produced (t)		
		Fareham	Hampshire	Great Britain
2005	106.46	2.4	2.5	2.6
2010	97.83	2.1	2.3	2.4

### Domestic Energy consumption

- 3.13 Domestic gas and electricity consumption in Fareham has been less than the Great Britain average value, although the gap has narrowed slightly from 2005 to 2010.

Year	Gas consumption KWh per capita		Electricity consumption KWh per capita	
	Fareham	Great Britain (av.)	Fareham	Great Britain (av.)
2005	17,733	18,910	4,606	4,740
2010	14,116	15,100	4,144	4,270

### SAP Rating

- 3.14 The SAP rating (Standard Assessment Procedure) indicates the government specified energy rating for a dwelling based on a scale of 0 (poor) to 100 (good). The mean SAP rating of Fareham private sector stock is 58, which is substantially higher than that found nationally (48). The lowest mean SAP is for pre-1919 properties at 47 and the highest in post 1990 properties at 67. A comparison against six other authorities in Southern Hampshire indicates that Fareham has the highest SAP rating in the sub-region (58 compares to an average of under 53 amongst the other districts).
- 3.15 The Council's own stock has the highest average SAP rating (78.6) in the Borough. Generally the SAP ratings of housing association stock are also higher than the private sector, which reflects the respective ages of the properties they own. First Wessex, with 661 dwellings has 89% of its Fareham stock built after 1990 and an average SAP rating of 64.7. Radian Housing Group has 222 dwellings, of which 89% are built after 1990 and a SAP rating also of 64.

### Decent Homes Standard & Energy Efficiency

- 3.16 The key measure of dwelling condition is the Decent Homes Standard. The 2010 survey found that a total of 19.2% of all private sector homes Fareham are classified as "non decent" compared to 35.8% across England as a whole. The greatest numbers of Decent Homes failures in Fareham are associated with energy efficiency and thermal comfort issues. Of the Category 1 failures (i.e. those with health & safety hazards) the largest number (46.1%) are due to "Excess Cold" (2,210 dwellings). In total 4,390 dwellings failed to meet the standard due to a poor degree of "Thermal Comfort". 68% of dwellings with a Category 1 "Excess Cold" hazard also failed under "Thermal Comfort".

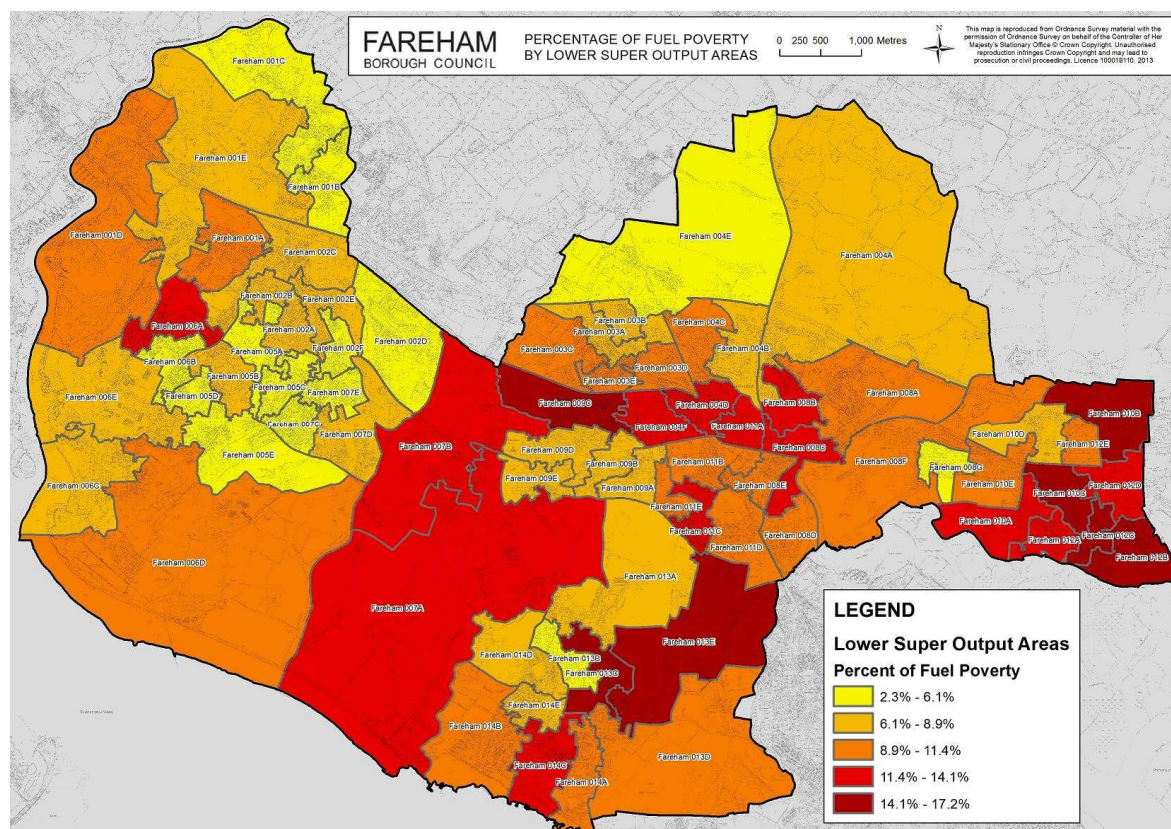
3.17 The greatest level of thermal comfort failure occurs in dwellings built before 1919 (540 dwellings) followed by 1919-1944 homes (1,040 dwellings) and 1965-1980 (1,654 dwellings). The cost to remedy all thermal comfort failures is in the region of £6 million, an average of £1,400 per dwelling.

### Fuel Poverty

3.18 Tackling fuel poverty is an important issue for the authority as it aids those residents most in need, as well as improving thermal comfort and reducing energy consumption. The level of fuel poverty in Fareham has risen over the past few years, but has been consistently below the English and county average as indicated below:

Year	Est. No. Fareham households	No. Fareham households in fuel poverty	% Fareham households in fuel poverty	% average Hampshire value	% average England value
2006	44,832	2,820	6.3	8.1	11.5
2010	45,507	4,390	9.7	10.7	16.4

3.19 The levels of fuel poverty vary considerably across the Borough. The highest level occurs in Portchester East (14.81%) Fareham West (11.95%), Fareham East (11.09%) and Stubbington (11.08%). The wards with the lowest levels of fuel poverty are those with the greatest number of properties built post 1990, particularly Titchfield Common (5.51%) and Sarisbury (5.86%).



- 3.20 The higher levels of fuel poor households in parts of Portchester, Fareham and Stubbington are a reflection of where pockets of fuel poverty have been identified in certain lower layer super output areas within the ward. This information is important in order to ensure that activity and resources are precisely targeted where most needed:

Ward	Lower Layer Super Output Area	Fuel Poverty
Portchester East	West Street & The Crossway	17.22%
Fareham West	Blackbrook Road West & Abbey Farm	17.10%
Portchester East	Portchester Castle area	16.28%
Portchester East	Hill Road & Leith Avenue	16.18%
Portchester East	Merton Avenue & Castle Grove	15.95%
Stubbington	HMS Collingwood & Crofton School area	15.87%
Stubbington	Crofton Community Centre area	15.21%

These are not the districts within the Borough with the greatest social deprivation but reflect areas with older properties and also estates comprising mainly bungalows occupied by older persons many of whom live alone and are on low incomes.

- 3.21 The total cost of carrying out energy efficiency improvements to dwellings in fuel poverty in the owner-occupied sector, has been estimated as £5.1 million.

### Financial Implications

- 3.22 The Private Sector House Condition Survey 2010 established the cost of installing measures to bring all Fareham private sector dwellings up to the optimum standard of thermal comfort. The measures do not include renewable energy installations, but are based on combinations of the following:

- Loft insulation to 270mm (21,000 dwellings)
- Cavity wall insulation (11,400 dwellings)
- Double glazing to all windows (2,900 dwellings)
- Cylinder insulation (17,100 dwellings)
- Installation of a modern high efficiency gas boiler (9,600 dwellings)
- Full central heating - where none present (700 dwellings).

- 3.23 If all combinations of improvements listed above were carried out to all dwellings where required, the total cost would be in the region of £37.1 million, an average of £1,220 for each dwelling.

## 4 ACHIEVEMENTS

- 4.1 Fareham continues to make good progress in improving the energy efficiency of the local housing stock. Given the high level of owner occupation, the delivery of significant improvements is dependent on encouraging homeowners to invest in energy efficiency measures through offering advice and promoting available initiatives, rather than through direct local authority intervention. Our key areas of activity and achievements are described below.

- **Cavity wall insulation** - installed in 5,231 dwellings from 2008 to 2012;
- **Loft insulation** - 4,982 installations from 2008 to 2012;

- **HeatSeekers Project** - working with the Energy Savings Partnership, thermal images taken of 34,866 Fareham homes in 2010 resulting in the installation of 512 insulation measures.
- **Insulate Hampshire** - 1,080 homeowners received loft insulation and 813 cavity wall insulation through the Hampshire Area Based Insulation Scheme from July 2011 to December 2012.
- **Warm Front Scheme** - 3,690 measures installed to 1,635 properties between 2006 and 2012, making Fareham one of the top performing authorities in Hampshire.
- **PUSH 4 Safer Homes** - From 2009-11 the Council through a consortium of Partnership for Urban South Hampshire (PUSH) authorities secured funding from the Regional Housing Board to improve the condition of private sector housing and to bring a step-change in stock remediation. One strand of the programme was to reduce fuel poverty and this resulted in two energy efficiency schemes; (i) a top-up grant for vulnerable households where the required works to their home exceeded the Warm Front maximum grant level; and (ii) Home Improvement Loans for fuel poor households ineligible for a Warm Front Grant to enable them to install an energy efficient heating system.
- **PV installations** - 1014 domestic solar PV installations completed in Fareham from April 2010 to December 2012, as compared to an average of 953 for Hampshire as a whole and an average Great Britain figure of 901.
- **Council Housing Improvement Plan** - work completed to bring Council homes to meet the Decent Homes Standard including eliminating failures under “Excess Cold” and to provide high levels of thermal comfort. The improvements include cavity wall and external wall insulation, improved loft insulation, double glazing and the replacement of defective heating systems.
- **PV panels to Council Schemes** - fitted solar PV installations to two of the Council's sheltered housing blocks providing power to communal areas.
- **Retrofitting Demonstrator Projects** - measures installed to a Council owned property built in 1878 included air source heat pumps, solar hot water system, photovoltaic panels for electricity generation and A-rated double glazing. The energy performance certificate rating (EPC) of the dwelling was improved from 36F to 82B, reducing the annual energy cost from £1,596 to £451, a saving of 71.74%. We also supported a similar project by the First Wessex Housing Group involving retrofitting a former 1960s Council property.
- **Raising awareness** - Council website used to promote energy efficiency resulting in 544 “hits” to the introductory page of the home energy efficiency website in the past year.
- **Energy Monitor Project** - Initiative introduced in 2010, allowing residents to borrow an energy monitor through local libraries, to measure their energy consumption and the effects of turning off appliances. Feedback from a survey indicated that 86% of householders using the monitor had identified savings to be made by changing their electricity usage.

- **Schools Programme** - commissioned the Environment Centre to run sessions at local primary and secondary schools. The children are encouraged to take home a Home Energy Check form so that the family can obtain help with calculating its carbon footprint.
- **Exhibitions** - engaged the Environment Centre to mount exhibition stands at local venues including the Fareham Shopping Centre, providing advice and information about the schemes available through the Council.
- **Training for the Voluntary Sector** - worked with the Environment Centre to provide training for voluntary sector workers that regularly contact vulnerable households, equipping them to identify the signs of fuel poverty and to provide advice on energy efficiency measures. Also supported the Hampshire County Council "Hitting the Cold Spots" campaign, aimed at reducing deaths and ill health due to cold weather.
- **New Sustainable Homes** - re-commenced a Council house building programme which resulted in the completion of the first 5 homes built to the Code for Sustainable Homes level 4 within Fareham.
- **Broadlaw Walk** - worked closely with First Wessex Housing Group on this urban renewal project of 56 flats and retail units including a combined Heating and Power Plant.

## 5 PRIORITIES FOR ACTION

5.1 The Position Statement has identified the framework for developing the Council's energy efficiency policies. The key issues are:

- A comparatively modern housing stock of which a high proportion already meets reasonable standards of thermal insulation, but with scope for investment in renewable energy;
- The highest level of owner occupation in the region, so that the delivery of significant improvements will largely be due to encouraging homeowners to invest in energy efficiency rather than direct action by the Council;
- A low proportion of rented accommodation most of which has high levels of thermal insulation but as yet little investment in renewable energy sources.
- A predominantly fuel rich community, but with pockets of fuel poverty and a significant gap between rich and poor households;
- An older age profile of residents, especially given that people over 65 are the most vulnerable group for excess cold hazards, and have above average levels of benefit receipt.
- A significant number of fuel rich households have taken advantage of free thermal insulation and heavily discounted solar photovoltaic installations over the past two years, which raises concerns as to whether this level of activity can be sustained under the Green Deal whereby ultimately the householder will be required to meet the full cost of further improvements;

- The opportunity offered by the New Community North of Fareham to create an exemplar community that meets the highest standards of sustainability including low and zero carbon technologies.

5.2 The issues outlined below form the basis for the completion of the HECA Further Report for 2013:

### (1) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES

5.3 **Carbon Emissions:** Data on carbon emissions published in 2010 show that the per capita CO<sub>2</sub> domestic emissions for Fareham are 2.1 tonnes, which is lower than Hampshire as a whole (2.3) and the national average (2.4). Fareham has developed an Environmental Sustainability Action Plan which will help to meet the Council's priority to "protect and enhance the environment". The over arching commitment is to work towards a Carbon Emission reduction target of 20% on 2012 levels by 2020.

5.4 **Fuel Poverty:** Data on fuel poverty published in 2010 shows that 9.7% of Fareham households are in fuel poverty (4,390 homes). Although this is significantly below the figures for Hampshire (10.7%) and nationally (16.4%), there has been an upward trend in the level of fuel poverty across all authorities since 2006. In Fareham's case the level of fuel poverty has risen by 3.4%. The Council has a clear understanding of the profile of fuel poverty in the Borough including the households, properties and sub-areas to target and has identified where it needs to focus its efforts and resources in order to bring about a reduction. However it will not be possible to set an achievable target reduction until the partnerships and funding streams outlined below are in place.

### (2) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION

5.5 **Green Deal and ECO:** Hampshire County Council published a report in December 2012 based on market research into the opportunities for the Green Deal. The purpose was to assess the technical opportunity for Green Deal in Hampshire and provide an analysis of attitudes towards the initiative. The findings include the following:

- Just less than 20% of respondents expressed a high level of consideration of making energy efficiency improvements through the Green Deal.
- Amongst respondents likely to consider the Green Deal, the most popular opportunities are likely to be in relation to solar panels (both thermal and photovoltaic). Just fewer than 50% were interested in these products compared to 21% for condensing boilers and 12% for cavity wall insulation.
- Groups in terraced properties with monthly energy bills of £50 to £89, those aged up to 64 and working respondents are most likely to exhibit "high" levels of consideration.
- Those aged 65 or over are significantly less positive towards the scheme, and express low levels of consideration of taking it up.
- A likely interest rate of between 7% and 8% is likely to deter respondents, and this highlights the fact that there are alternative financial products



available which provide residents with a range of options for financing energy efficiency measures and which may offer more attractive terms than those likely under Green Deal

Research at the district level indicated that consideration of installing energy efficiency improvements through the Green Deal in Fareham was one of the lowest in Hampshire with just 13% in the “high level of consideration” bracket and 61% in the “low” group. Overall this placed Fareham as the second least likely area to take advantage of the Green Deal. When asked the main barriers to installing energy efficiency improvements, Fareham scored significantly higher than every other districts with the response “nothing, required measures already in place” (39%). This may be partially true given the levels of investment already made by Fareham’s fuel rich households, but clearly there are many households that do not appear to be interested at the present time to invest in further measures. The challenge for the Council will be to ensure that the barriers to Green Deal are removed and opportunities are fully promoted.

Community engagement is an element of the Green Deal which is set to prove extremely important. To encourage take up from homeowners and foster community trust in relation to the scheme, the Council must highlight to residents how the Green Deal works and the benefits it can deliver both in terms of lowering household bills and improving comfort levels in their homes.

There is an expectation that local authorities will have a role to play, from a full commercial role as “Green Deal Provider” to a much lesser role working as part of a partnership of district authorities and external providers. Through the Partnership for South Hampshire we are currently exploring the second approach (see below).

We have identified that although there is a low percentage of older properties built pre-1919 of solid wall construction, there are a number of non-traditional dwellings built in the 1960s, many with concrete wall panels and hard to treat. Most of these properties were built by the Council, but a high proportion has been sold under Right-to-Buy.

- 5.6 **Renewable Energy:** 2.2% of all Fareham households invested in photovoltaic installations from April 2010 to December 2012. That is an average of 50 per month or 600 a year. Given the general low levels of social deprivation and comparatively high level of fuel rich households there is considerable opportunity to encourage further investment in renewable energy sources through the Green Deal. However, it is unlikely that the level of take-up under the previous discount schemes will be sustained under Green Deal and therefore a more measured target will be set.
- 5.7 **Zero Carbon Homes:** Sustainable development requires new buildings to be constructed to maximise the use of renewable or low carbon energy sources. In order to achieve this, the Council will seek development to meet prescribed standards and levels identified within the Code for Sustainable Homes. In addition, the Council will seek a proportion of energy use to be from renewable or low carbon sources, particularly for large schemes to help meet the Partnership for Urban South Hampshire Sustainability Policy Framework target. This will be subject to viability testing and if necessary the Council will require developers to demonstrate where this prescribed standard cannot be achieved.

At present new homes are expected to be built to Code 4 and the Government's aspiration is that this will rise to Code 6, effectively zero carbon houses by 2016. The Council's policy for delivering sustainable development and dealing with climate change is set out in Core Strategy Policy CS15 of our Local Development Framework. and requires that all residential development now achieves Code 4 unless it can be demonstrated to be unviable, with Code 6 being achieved from 2016. The Council has developed an Action Plan to deliver and monitor Policy CS15 with annual updates from March 2013.

- 5.8 **Energy Performance Certificates:** We already have Energy Performance Certificates for private rented accommodation and we will consider the added value of purchasing further certificates alongside our existing database established through the regular Private Sector House Condition Surveys and those commissioned through the Environment Centre, Southampton.
- 5.9 **Minimum Standards in the Private Rental Sector:** Although the private rental sector in Fareham accounts for less than 5% of all dwellings (approximately 2,240 properties) there is further scope to encourage landlords to invest in energy efficiency measures. Our research indicates that many local landlords have failed to take advantage of previous initiatives including Warm Front and therefore we need to re-double our efforts to pilot energy efficiency activity through the emerging partnerships described below. The Council currently manages 40 private leased properties and makes referrals to a further 150. We will be targeting our efforts on this group. In view of the low comparatively low numbers in private rented sector, we are not proposing to target our activity in any particular ward or area of the Borough.
- 5.10 **Smart Meters:** The Government expects that most households will have smart meters installed at no cost by their energy company between 2014 and 2019, although some energy companies are starting to install them now. We have obtained information from British Gas regarding the number they have installed in the Borough over the past two years, which amounts to 650 in the Fareham Parliamentary Constituency. Given that British Gas have been responsible for 75% of all smart meters installed in Great Britain over that period and making allowance for the two wards not included in the data above, we estimate that in each of past two years in the region of 500 smart meters have been installed in the Borough. On this basis we believe there will be significant interest from local households once the full scheme is rolled out by the fuel utility companies from 2014 onwards. Subject to the full roll-out of the national programme within the specified timescale, we are targeting that 20% of all Fareham households will have smart meters by December 2016.

### **(3) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED / STREET BY STREET ROLL OUT**

- 5.11 Our research has identified specific areas and types of properties in Fareham where we need to focus our attention in order to bring about the greatest improvement in energy efficiency. These are:
- a. Households in fuel poverty particularly targeted at the seven areas in Portchester, Fareham and Stubbington identified in this statement.

- b. Mitre Court, an 8 storey block of flats above two commercial units where we are working with the First Wessex Housing Group to bring about improvements to the fabric including external insulation. The surrounding area has been redeveloped comprising 56 flats, retail units and a community facility. Only Mitre Court remains of the original development and proposals include external wall and roof insulation, replacement windows and enclosing the exposed stairwell. The possibility of installing vertical photovoltaic cells is also under investigation. The project team has submitted a planning application and is arranging energy modelling and Green Deal assessments of each flat as well as thermal imaging. Funding is being sought through an ECO Grant.
- c. As part of our Environmental Sustainability Action Plan we are undertaking an external audit of all Council housing stock, which includes investigating methods of reducing energy consumption and possible use of renewable sources for electricity and heating. Potential projects include a replacement of first generation windows (2015 - 2021), the wall insulation of the non-traditional properties and the thermal treatment of facades to properties with crosswall construction. The potential for a “whole house” approach combining energy efficiency and water efficiency in any retrofitting programme will be explored
- d. The Borough's 214 Mobile Homes, concentrating our efforts on the Dibles Road area with 123 homes and Upper Cornaway Lane, Portchester with a further 67.

5.12 **New Community North of Fareham:** The new sustainable development of around 7,000 homes north of Fareham will be required to make a significant contribution towards meeting the sub-region's targets in respect of reducing carbon emissions and generating renewable energy. The Eco-town criteria would require the new settlement to be carbon and water neutral. The extent to which this is achievable and viable together with the options for reducing the carbon footprint and water consumption will be developed through the Area Action Plan. The Plan will include a sustainability strategy to demonstrate how renewable energy might be provided together with an indication of how the development will contribute towards meeting other key sustainability objectives. Current activity includes investigating the feasibility of implementing an Energy Service Company (ESCO) or a Multi-Utility Service Company (MUSCO) providing an integrated approach to delivering energy efficiency and possibly telecommunications and water for the community.

#### **(4) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS**

- 5.13 **Partnership Working:** There are distinct opportunities and advantages in collaborative working with other Hampshire authorities, the wider public sector and the private sector, both in terms of sharing best practice and developing a range of energy efficiency initiatives whilst generating economies of scale. The Council is exploring through existing partnerships how we can continue to work together to deliver significant energy efficiency improvements:
- The PUSH authorities in southern Hampshire including Portsmouth and Southampton are exploring the potential impacts of the Green Deal on the sub-region, its residents and PUSH's ambitions. PUSH is recommending developing a Green Deal Scheme using the “Partner”

approach whereby the PUSH authorities would work in partnership with one or a number of local Green Deal Providers, but with some element of the process such as marketing and assessment undertaken directly by PUSH. Once the proposals are finalised they will be presented to each local authority for approval.

- The Insulate Hampshire network involving Hampshire County Council and the entire two tier authorities as well as the managing agent and installers for the Insulate Hampshire Scheme are currently discussing further opportunities for joint working.
- The Hampshire Energy Efficiency Partnership (HEEP) involving all Hampshire authorities and the Environment Centre will continue to develop, promote and monitor collaborative working.
- The Council is in discussion with several Green Deal Providers regarding accessing ECO Funding towards several of the projects detailed above.
- Once plans have been finalized we will be in a position to quantify the amount of investment required from the Energy Company Obligation.

ACTION	EXAMPLE	TIMING
<b>i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES</b>		
	<ul style="list-style-type: none"> <li>The per capita CO<sub>2</sub> emissions for Fareham (2010) were 2.1 tonnes which is lower than the national average (2.4). Through the Environmental Sustainability Action Plan we are working to reduce carbon emissions by 20% on 2012 levels by 2020;</li> <li>The local rate of fuel poverty is 9.7% which is significantly below the national average of 16.4%. However the number of fuel poor households has risen by 3.4% since 2006. We have a clear understanding of the profile of fuel poverty in the Borough and the particular areas where we need to focus our efforts in order to achieve a significant reduction. We are currently putting together the partnerships necessary to deliver the improvement measures and once these are in place and the funding streams established then we will be in a position to set a reduction target.</li> </ul>	<p>2020</p> <p>Dec 2013</p>
<b>ii) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION</b>		
<b>Green Deal and ECO</b>	<ul style="list-style-type: none"> <li>Market research carried out by Hampshire County Council has provided us with a better understanding of the likely take up of the Green Deal in Fareham and the barriers to a successful roll-out from 2013 onwards;</li> <li>Fareham is predominantly a fuel rich Borough and therefore we believe there is scope to encourage investment in renewable energy sources such as solar panels and photovoltaic panels. We acknowledge the importance of community engagement and the role that the Borough Council has to play in promoting Green Deal and securing ECO Funding;</li> </ul>	Dec 12

	<ul style="list-style-type: none"> <li>• Our approach to Green Deal will be through a partnership with other Hampshire authorities, taking advantages of economies of scale and joint promotional activity;</li> <li>• We will continue to encourage local households to improve the thermal insulation of their homes and to build on the local successes of former initiatives such as Insulate Hampshire, the HeatSeekers Project and Warm Front;</li> <li>• We are developing proposals to improve the thermal insulation of the comparatively low numbers of older properties with solid wall construction and also the 1960s non-traditional dwellings which are also hard to treat.</li> </ul>	Ongoing  Dec 2013
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• 1,014 photovoltaic panel installations were carried out in Fareham from April 2010 to December 2012, an average of 600 per annum. Research indicates that there is considerable opportunity to encourage further investment in renewable energy sources through the Green Deal.</li> </ul>	Ongoing
<b>Zero Carbon Homes</b>	<ul style="list-style-type: none"> <li>• We are working towards all new homes being built to Code for Sustainable Homes level 6, effectively being zero carbon by 2016;</li> <li>• We have developed clear planning targets as part of the Core Strategy Policy CS15 adopted in August 2011. At present new homes in Fareham are expected to be built to Code 4 unless it can be demonstrated to be unviable;</li> <li>• We have developed an Action Plan to deliver and monitor progress with an Annual Update to be published from March 2013.</li> </ul>	2016  March 2014
<b>EPCs and data</b>	<ul style="list-style-type: none"> <li>• We already have Energy Performance Certificates for private rented accommodation and we will consider the added value of purchasing further certificates alongside our existing database established through the regular Private Sector House Condition Surveys and those commissioned through the Environment Centre, Southampton.</li> </ul>	2014
<b>Minimum standards in the private rental sector</b>	<ul style="list-style-type: none"> <li>• The private rented sector in Fareham accounts for less than 5% of all dwellings (approx. 2,240 properties). However there is further scope to encourage landlords to invest in energy efficiency measures;</li> <li>• The Council manages 40 private leased properties and has referral arrangements to a further 150. We will be targeting our efforts on this group where we already have regular contact with the landlords;</li> </ul>	2015  Ongoing

	<ul style="list-style-type: none"> <li>In view of the comparatively low numbers in the private rental sector we are not proposing to target our energy efficiency activity in any particular ward or area but to promote it across the Borough;</li> </ul>	
<b>Smart meters</b>	<ul style="list-style-type: none"> <li>Our research indicates that in each of past two years in the region of 500 smart meters have been installed in the Borough and on this basis we believe there will be significant interest from local households once the full scheme is rolled out by the fuel utility companies from 2014 onwards. Subject to the full roll-out of the national programme within the specified timescale, we are targeting that 20% of all Fareham households will have smart meters by December 2016.</li> </ul>	By Dec 2016
<b>iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT.</b>		
	<ul style="list-style-type: none"> <li>We are already in the process of identifying local partners in order to progress area based energy measures and ECO Funding is being sought for specific projects;</li> <li>We have identified target areas and projects, including:             <ul style="list-style-type: none"> <li>Project to eliminate fuel poverty in seven sub-areas where the level of fuel poverty exceeds 15%;</li> <li>External insulation and energy efficiency measures to Mitre Court;</li> <li>Improved energy efficiency measures to mobile home sites</li> </ul> </li> <li>As part of our Environmental Sustainability Action Plan we are undertaking an external audit of all Council housing stock, which includes investigating methods of reducing energy consumption and possible use of renewable sources for electricity and heating;</li> <li>The new sustainable development of around 7,000 homes north of Fareham will be required to make a significant contribution towards reducing carbon emissions and generating renewable energy. The Area Action Plan will include a sustainability strategy to demonstrate how renewable energy will be provided. Current activity includes investigating the feasibility of implementing an Energy Service Company (ESCO) or a Multi-Utility Service Company (MUSCO) providing an integrated approach to delivering energy efficiency and possibly telecommunications and water for the community.</li> </ul>	<p>2013</p> <p>July 2013</p> <p>2015</p>

iv) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS		
	<ul style="list-style-type: none"> <li>• We recognise the opportunities to be gained from collaborative working with other Hampshire authorities, the wider public sector and the private sector, in terms of sharing best practice, developing a range of energy efficiency initiatives whilst generating economies of scale;</li> <li>• We are looking to build on existing partnerships, as follows:               <ul style="list-style-type: none"> <li>○ The Partnership for Urban South Hampshire - development a Green Deal Scheme using a partnership approach with one or a number of Green Deal Providers</li> <li>○ The countywide Insulate Hampshire partnership involving Hampshire County Council and all second tier authorities.</li> <li>○ The Hampshire Energy Efficiency Partnership (HEEP) involving all Hampshire authorities and the Environment Centre to develop, promote and monitor collaborative working.</li> </ul> </li> <li>• We are also in discussion with several private companies to access ECO Funding towards several of the projects detailed above</li> <li>• Once plans have been finalized we will be in a position to quantify the amount of investment required from the Energy Company Obligation.</li> </ul>	